

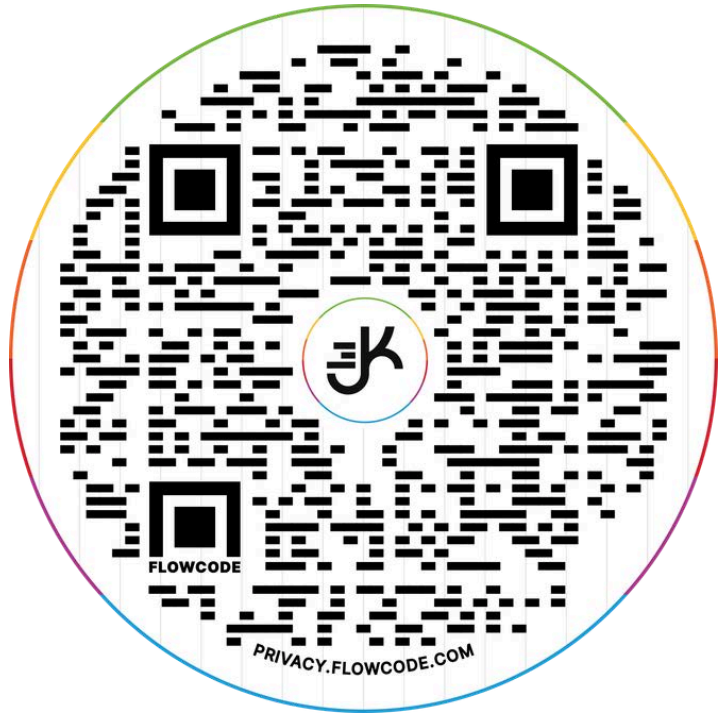
FLEX OFFICE / COMMERCIAL SPACE FOR LEASE



168 7TH STREET

BETWEEN SECOND & THIRD AVE

GOWANUS | PARK SLOPE | BROOKLYN



SCAN OR CLICK FOR 360 TOUR



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168 7TH STREET IS A DISTINCTIVE $\pm 20,000$ RSF BI-LEVEL SPACE IN THE HEART OF **PARK SLOPE / GOWANUS / CARROLL GARDENS BROOKLYN**, OFFERING A RARE TURNKEY FLEX, CREATIVE, OR LIGHT COMMERCIAL FOOTPRINT ACROSS TWO FULL FLOORS WITH EFFICIENT LAYOUTS.

ZONED M1-2, THE PROPERTY ACCOMMODATES A BROAD RANGE OF USES INCLUDING CREATIVE AND TECH OFFICE, LIGHT MANUFACTURING, PRODUCTION AND POST-PRODUCTION, SHOWROOM, PHOTOGRAPHY AND FILM STUDIOS, DESIGN PRACTICES, WELLNESS AND FITNESS CONCEPTS, EDUCATIONAL AND TRAINING FACILITIES, R&D, AND SELECT RETAIL AND COMMERCIAL SERVICE USES.

POSITIONED STEPS FROM THE **R/F/G AT 4TH AVENUE-9TH STREET**, AND MOMENTS FROM GOWANUS WHOLE FOODS AND INDUSTRY CITY, THE BUILDING OFFERS RARE ACCESS TO BROOKLYN'S MOST ACTIVE GROWTH SUBMARKET FOR CREATIVE, FLEX AND OFFICE TENANTS.

168 7TH STREET

SPACE OVERVIEW | FLEX OFFICE FOR LEASE

Size (Approx):

Total (approx): 20,000 RSF

- 8,000 SF Upper Level
- 8,000 SF Lower Level
- 2,000 SF Storage

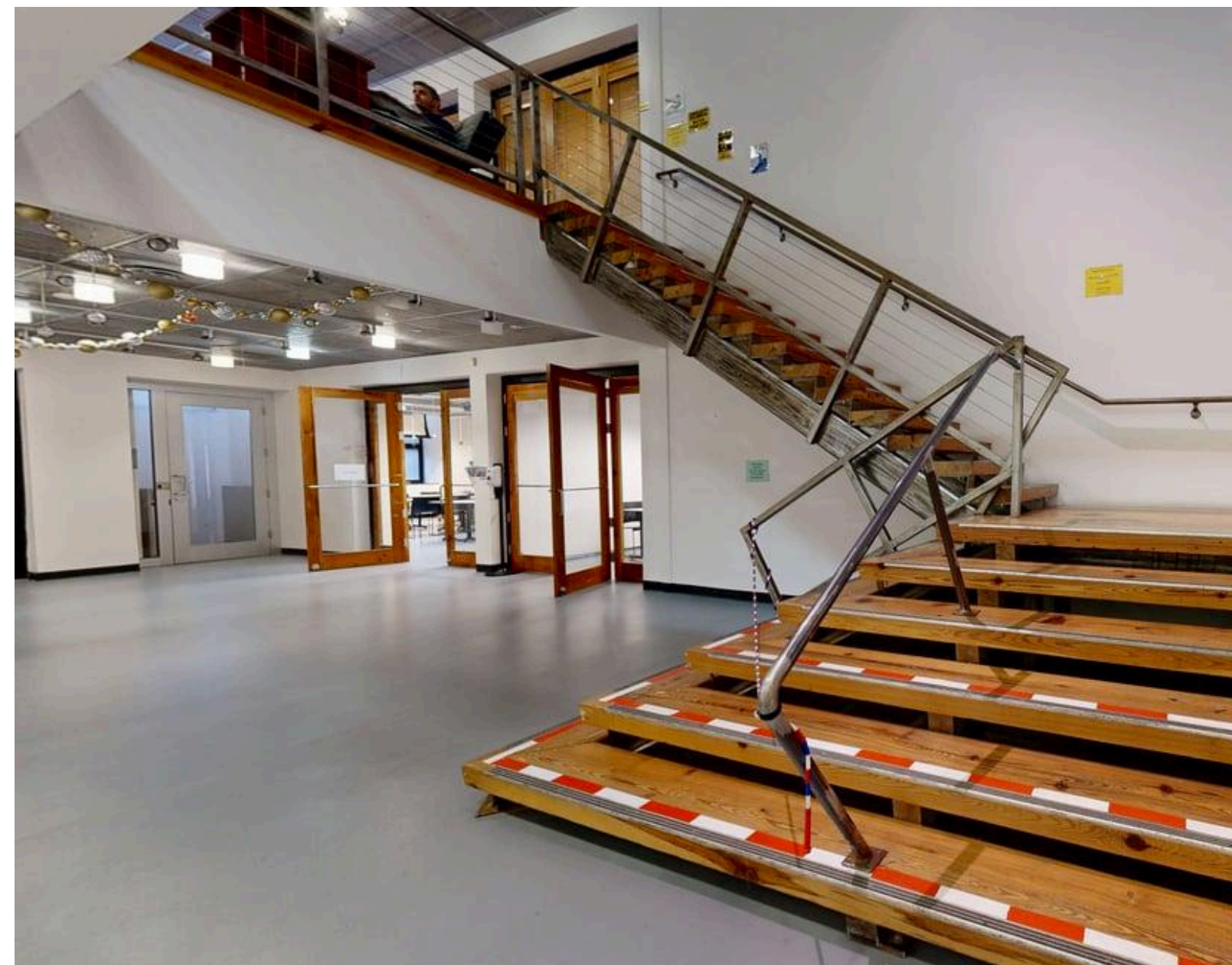
Ceiling Height: 13' Ft

Transportation:



Highlights:

- 15 Private Offices + 2 Large Conference Rooms
- Blade Signage
- 30 + Cubicles with room for additional desks
- ADA Lift Servicing Upper and Lower Floors
- 2 Internal Staircases
- 4 Training/ Multi Purpose Classrooms
- 4 Large Restrooms
- 3 Storage Rooms
- Central Heat & Air
- Potential REAP Tenant Relocation Benefits from Manhattan



For more information please contact:

JUSTIN KAMALI

516-306-2518

justin@j3k.com

JON KAMALI

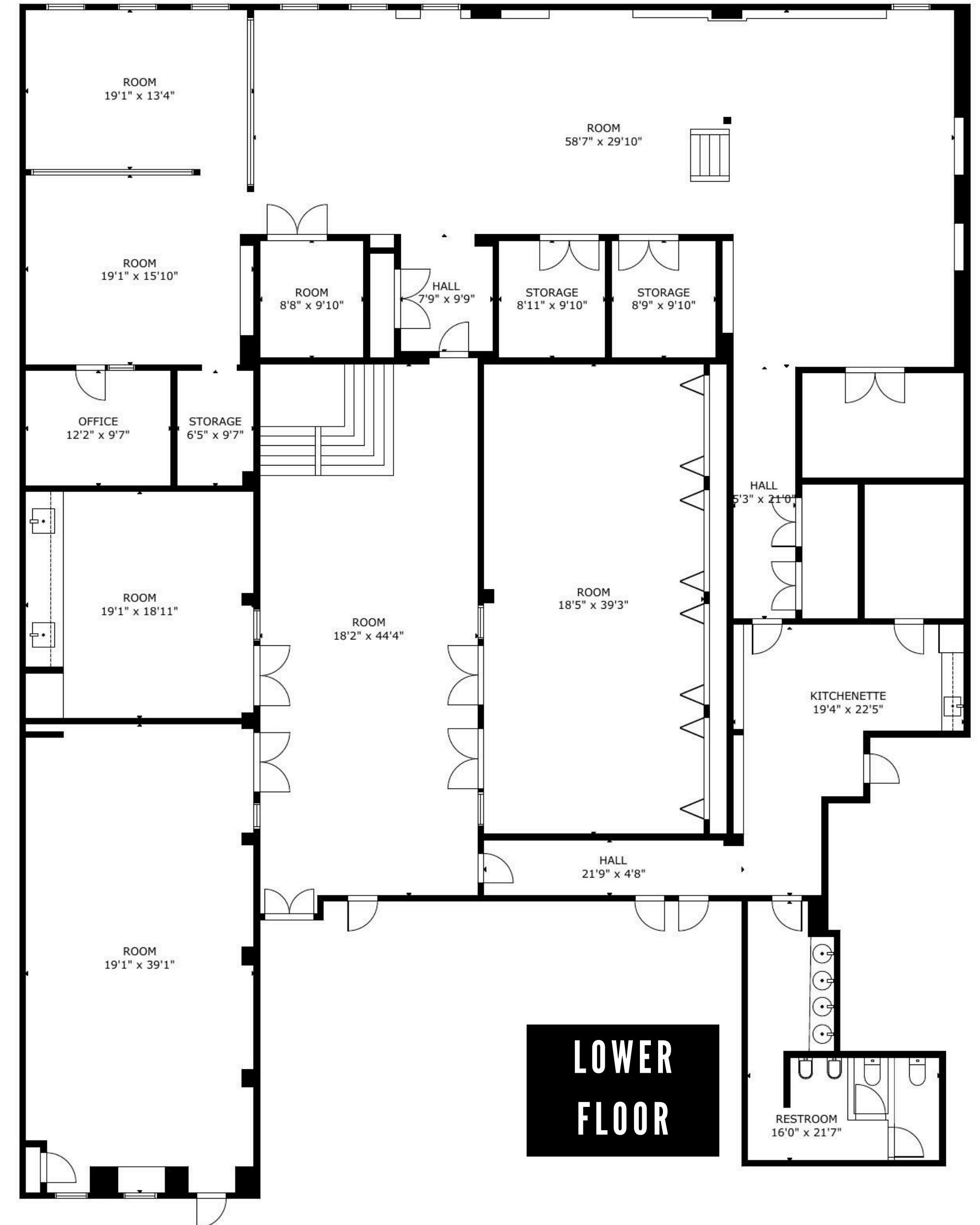
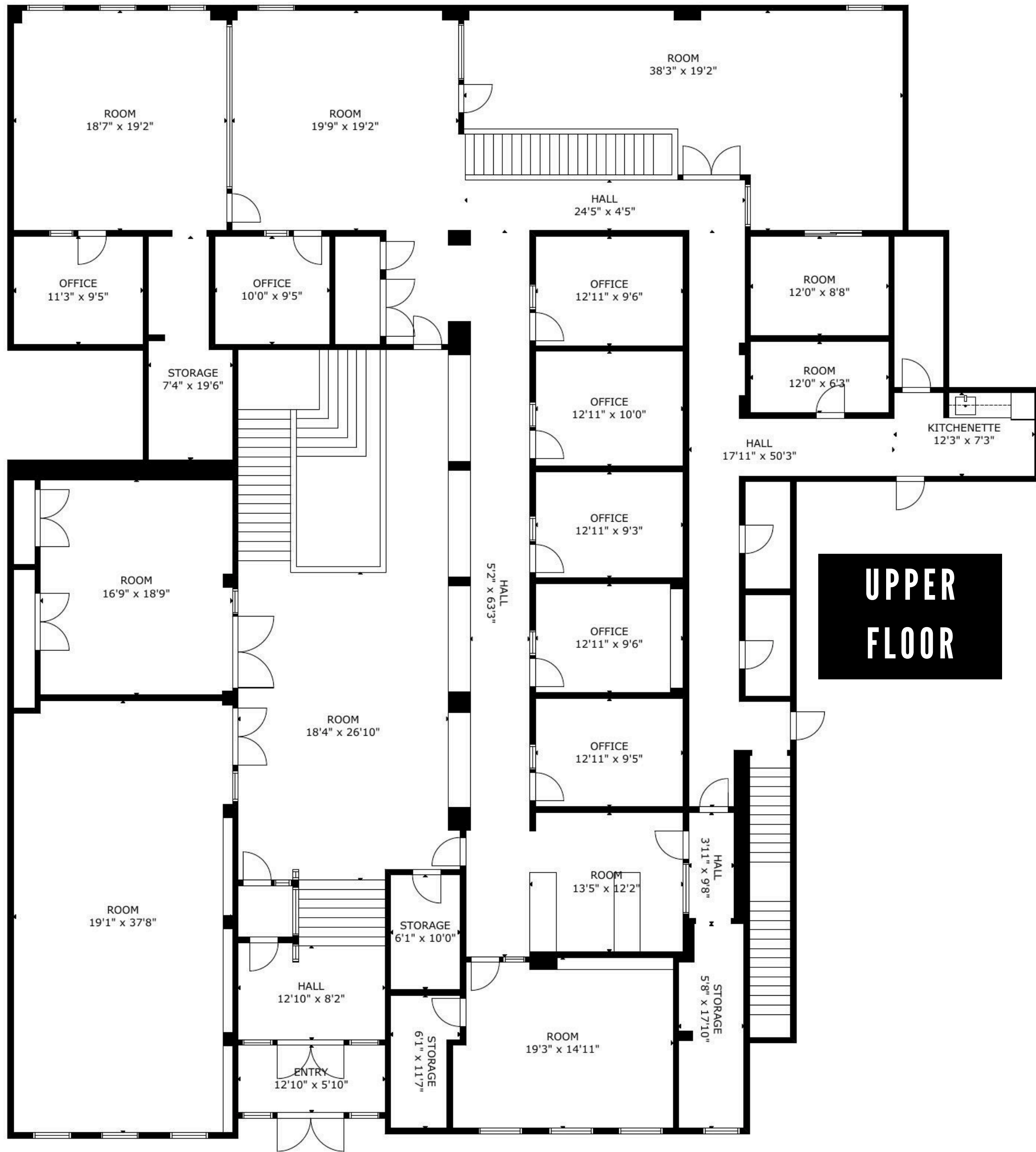
646-450-1859

jon@j3k.com

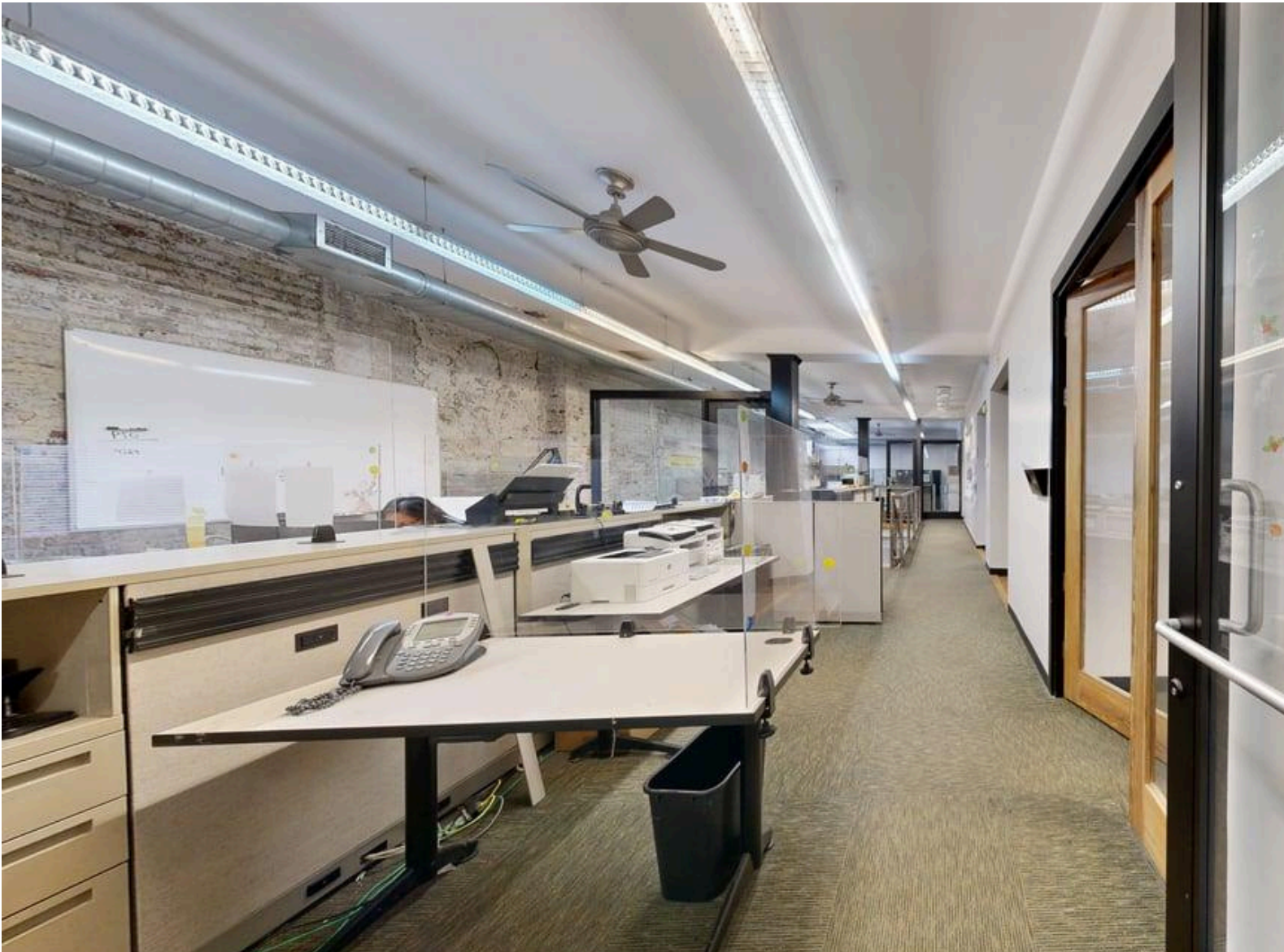
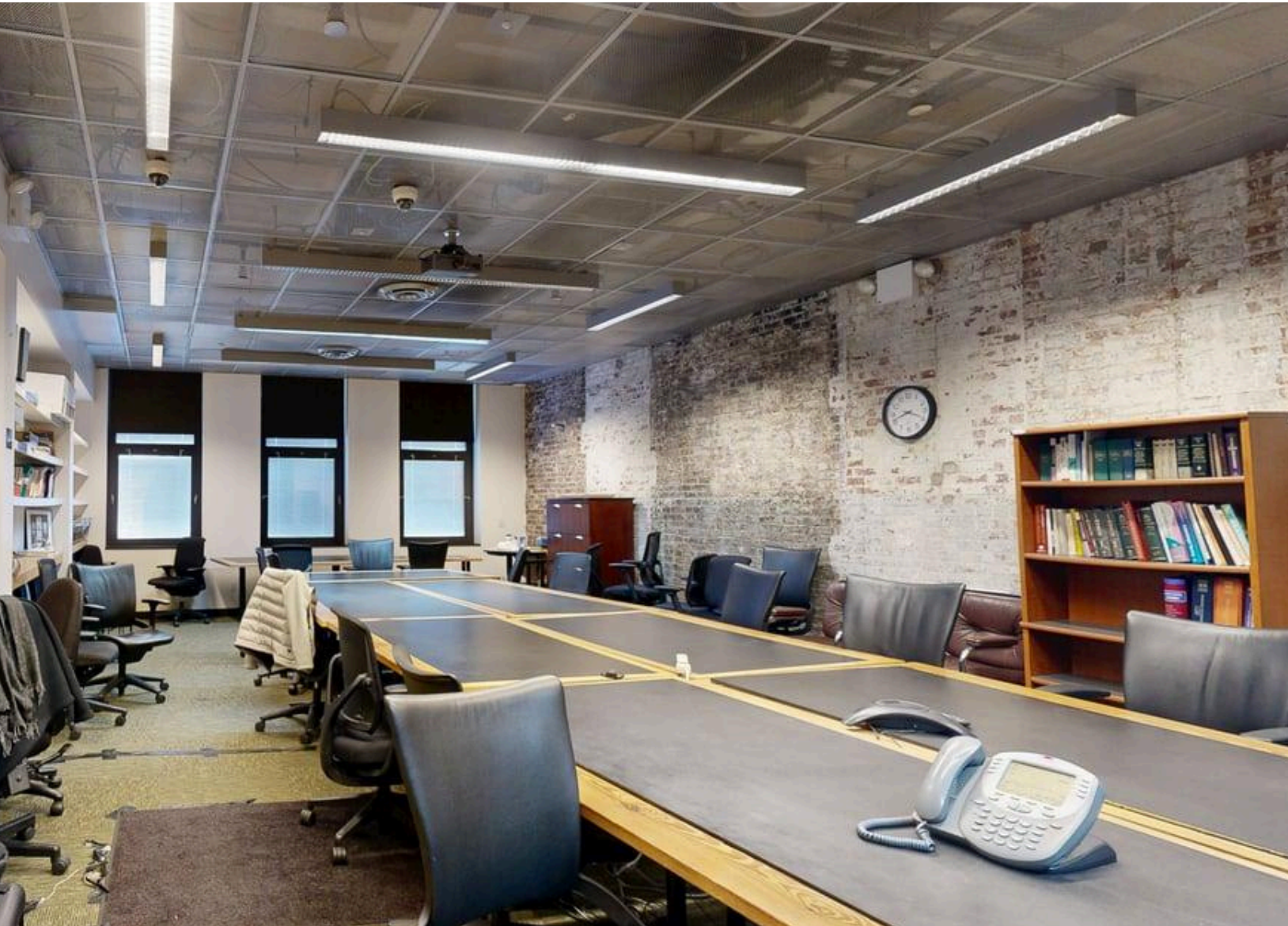
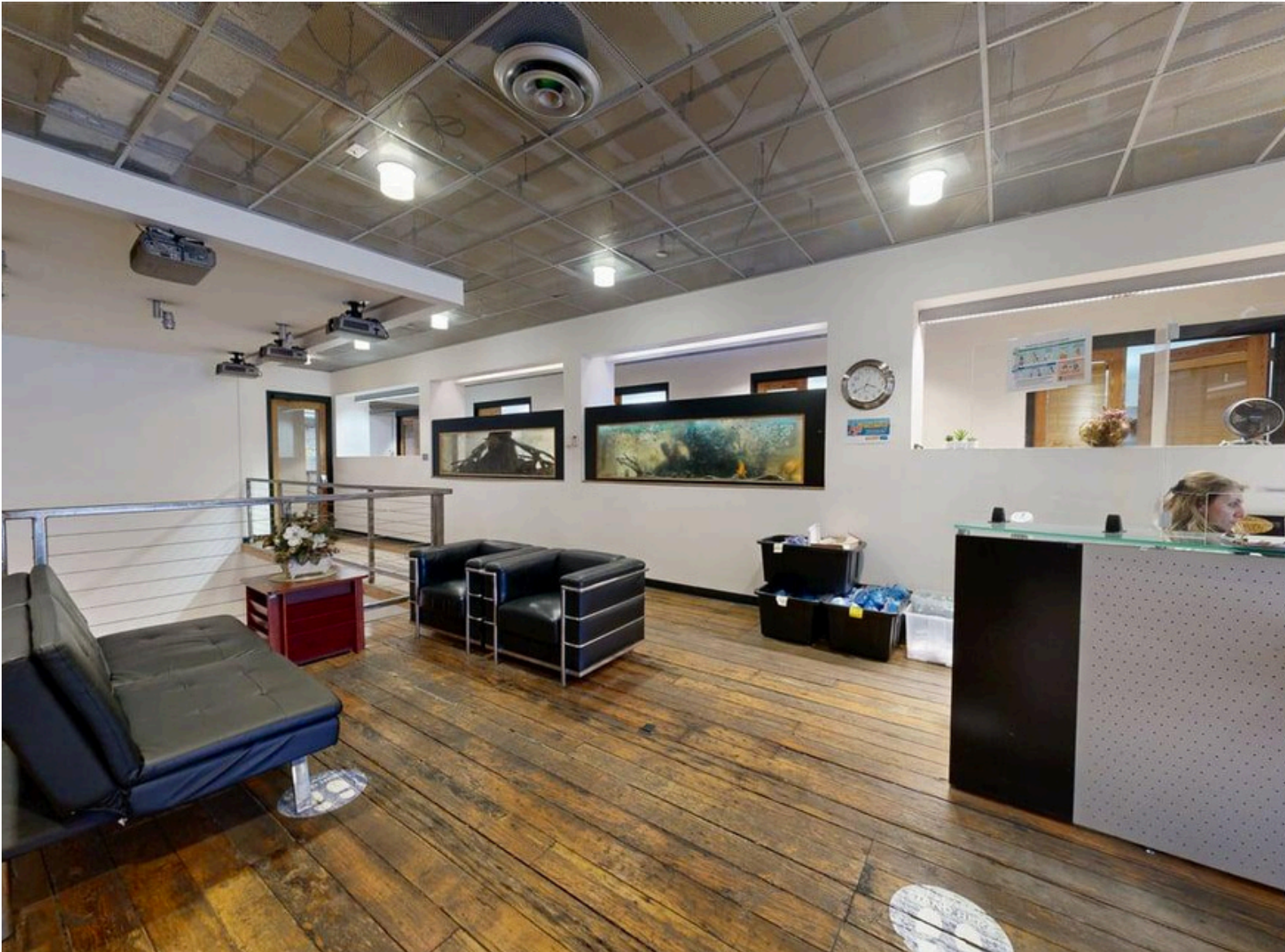


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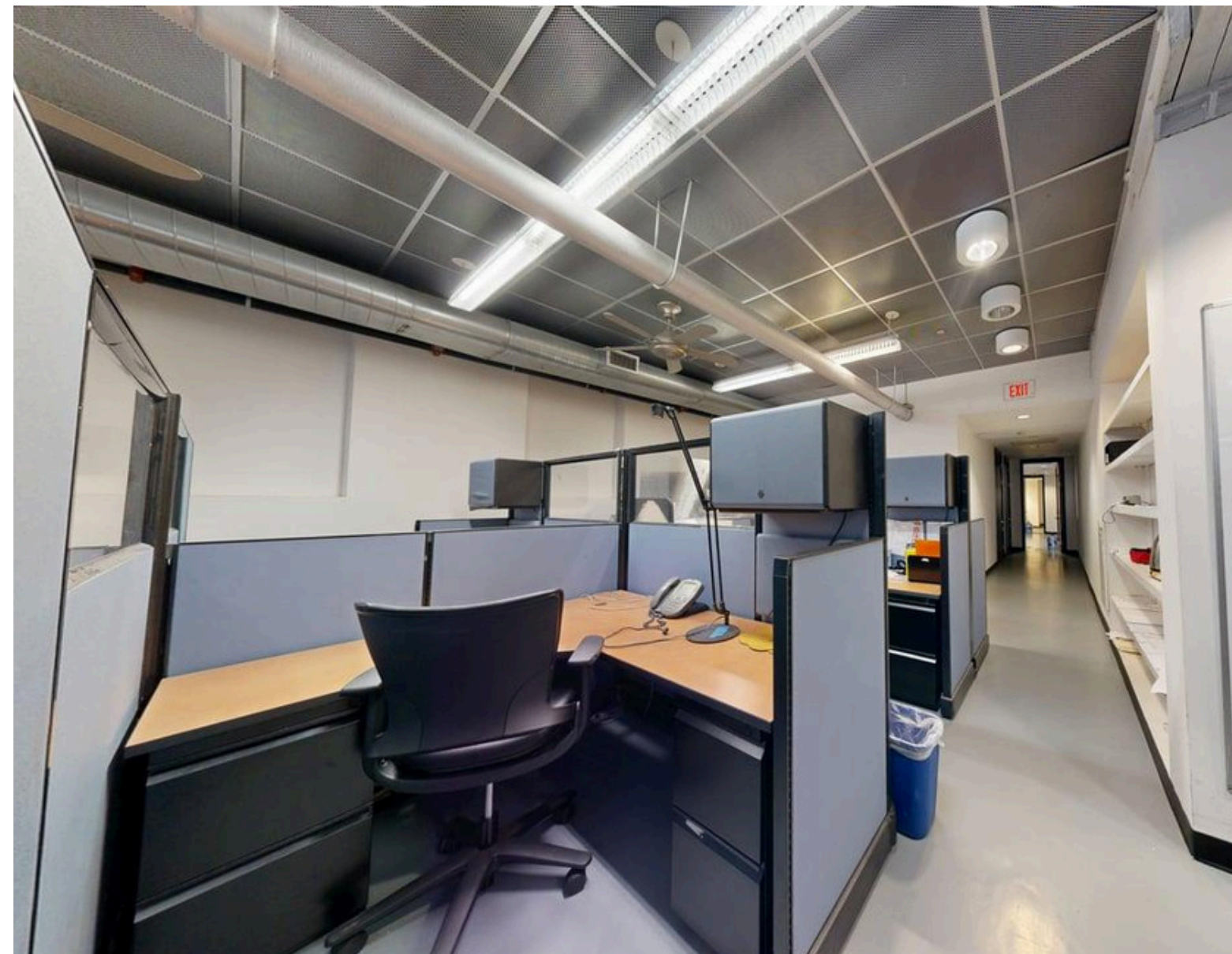
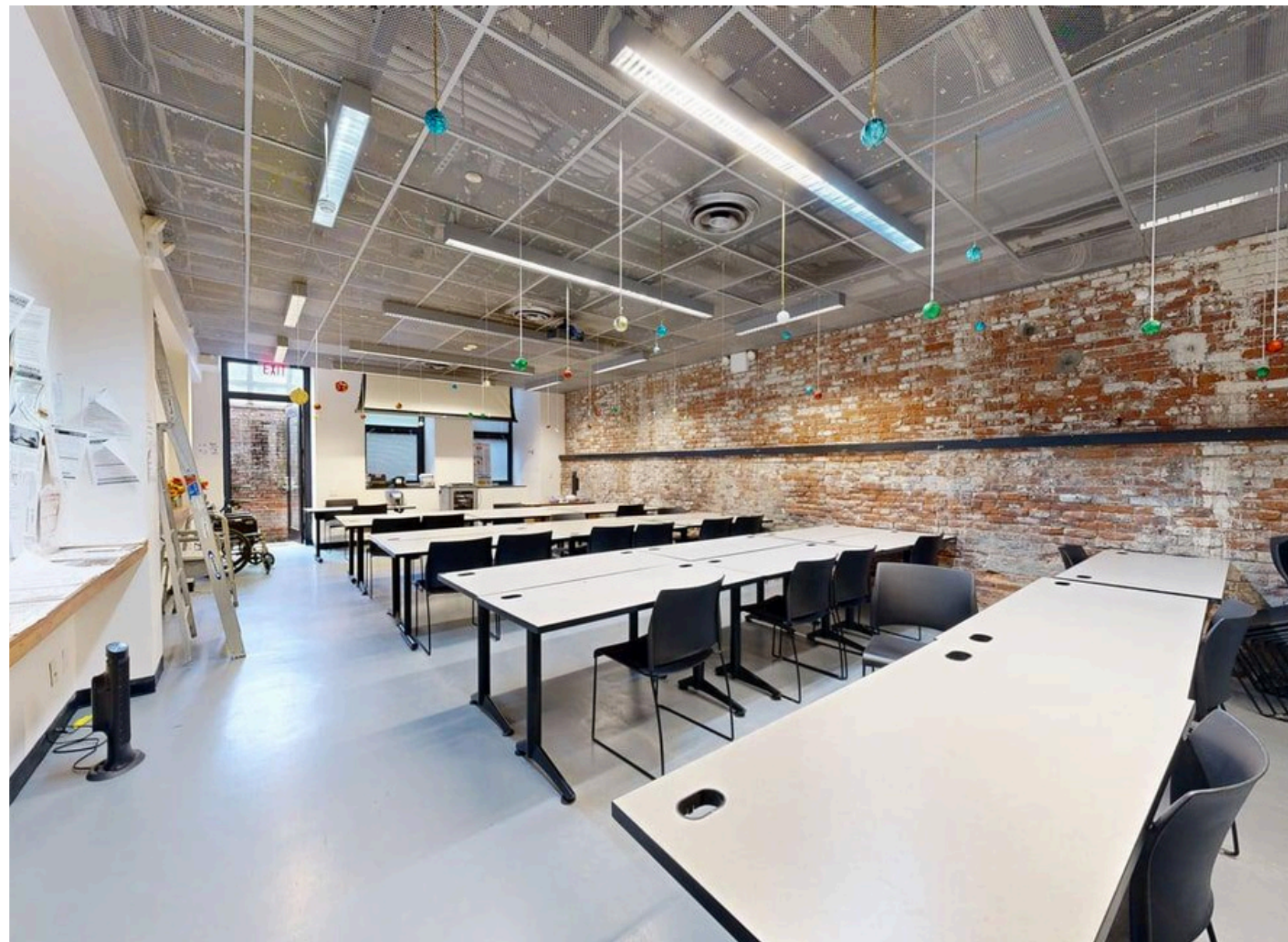
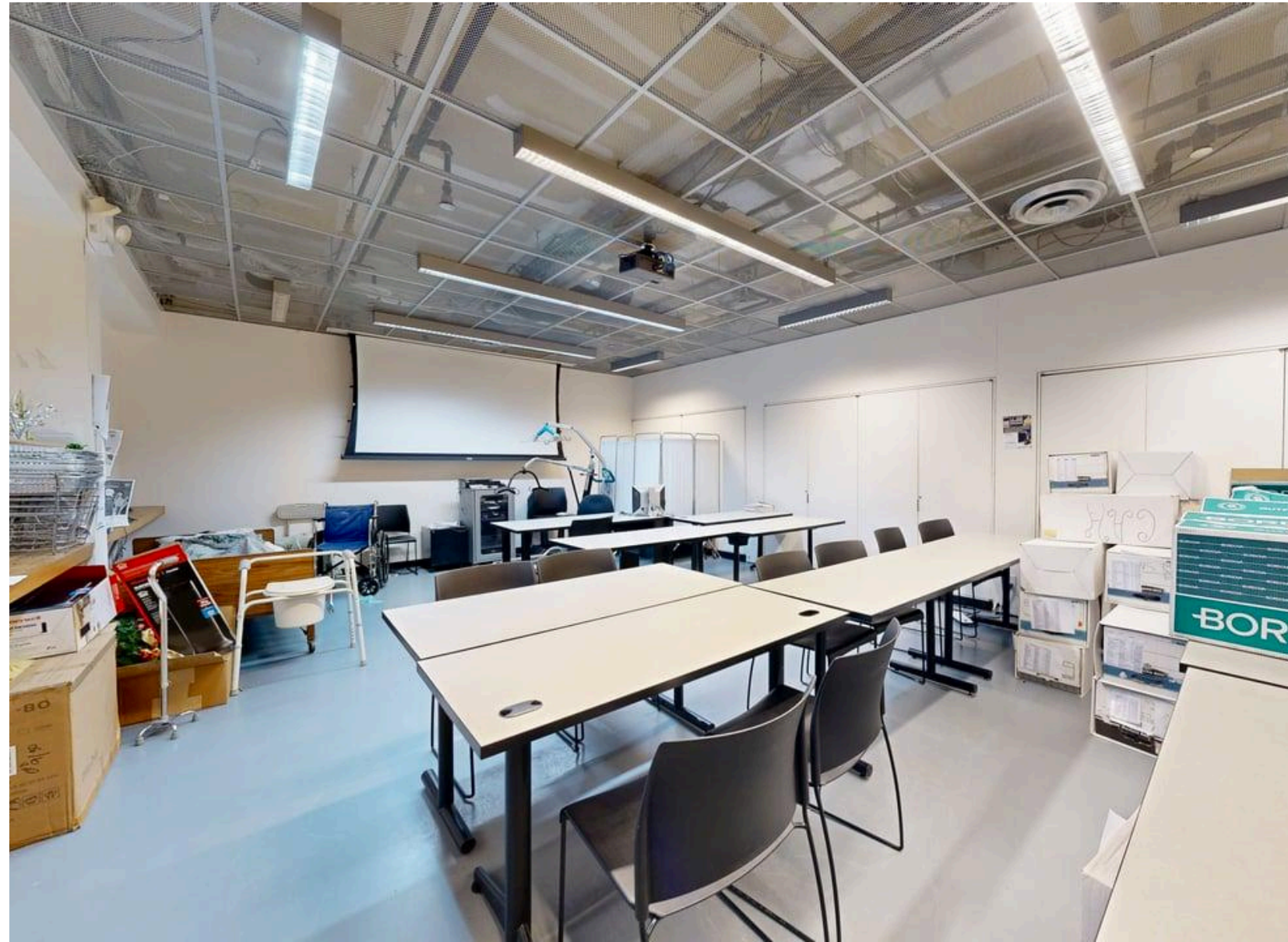
FLOORPLANS (APPROX)



UPPER FLOOR PHOTOS



LOWER FLOOR PHOTOS





JOIN US @ 168 7TH ST - BROOKLYN



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JUSTIN KAMALI
516-306-2518
justin@j3k.com

JON KAMALI
646-450-1859
jon@j3k.com

JEREMY KAMALI
646-450-5985
jeremy@j3k.com

